

Planning Commission Date: March 10, 2004

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Troy Fujimoto

Public Hearing: Yes: X No:

Notices Mailed On: 1/16/04

Published On: 1/15/04

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TITLE: TOWN CENTER REDEVELOPMENT**PERMITS:**

SZ2003-12	SITE AND ARCHITECTURE - COMMERCIAL
SZ2003-13	SITE AND ARCHITECTURE - RESIDENTIAL
UP2002-42	USE PERMIT – SUPERMARKET (INCLUDING ALCOHOLIC BEVERAGE SALES)
UP2002-43	USE PERMIT – RESIDENTIAL DENSITY BELOW 21 DU/ACRE
UP2003-57	USE PERMIT – FREESTANDING SIGN #1
UP2003-58	USE PERMIT – FREESTANDING SIGN #2
UP2004-1	USE PERMIT – FREESTANDING SIGN #3
EA2002-12	MITIGATED NEGATIVE DECLARATION

Proposal: A request to demolish and redevelop a part of the Town Center Shopping Center, adding 65 townhouses, a new supermarket, new commercial areas, freestanding signs, and new sign program.

Location: Near the northeast corner of East Calaveras and North Milpitas Boulevard.

APN: 028-12-004, 006, 013, 014, 016, & 019

RECOMMENDATION: Continue to the March 24th Planning Commission Meeting.

Applicant: Shapell Industries of Northern California, 100 N. Milpitas Boulevard, Milpitas, CA 95035

Property Owner: Shapell Industries of Northern California, 100 N. Milpitas Boulevard, Milpitas, CA 95035.

Previous Action(s): S-Zone Amendments, Use Permits, EIA's, General Plan Amendment, and Rezoning

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P.C. ARS—March 10, 2004
Town Center Redevelopment

Environmental Info: Mitigated Negative Declaration
General Plan Designation: Town Center
Present Zoning: Town Center (TC-S), with an S-Zone overlay
Existing Land Use: Shopping Center
Agenda Sent To: Applicant and Owners as noted above
PJ#3153

This item was continued from the February 25th Planning Commission meeting. This item is being continued again because the applicant has recently withdrawn submittal documents and new documents were submitted in its place only a day prior to Planning Commission packet due date. The additional time is needed for staff to review the new submittal documents.